

Festival at Manchester Lakes
Franconia, Virginia

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

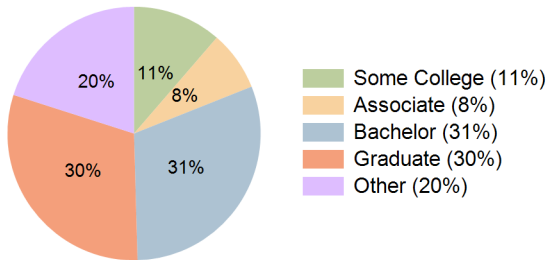
Current Year Demographics

Current Population	17,367	97,705	341,784	77,456
Total Daytime Pop	17,755	105,224	300,822	72,761
Daytime Workers	11,259	63,328	157,812	39,437
Average Household Income	\$178,933	\$181,609	\$165,510	\$189,259
Median Household Income	\$134,558	\$138,339	\$120,161	\$142,927
Total Households	7,129	35,753	126,721	28,349
Median Home Value	\$634,585	\$679,138	\$668,478	\$697,792
Bachelors Degree	27.9%	30.2%	29.2%	30.6%
Graduate Degree	34.9%	29.6%	27.0%	30.4%
Consumer Spending Index	155	157	144	163

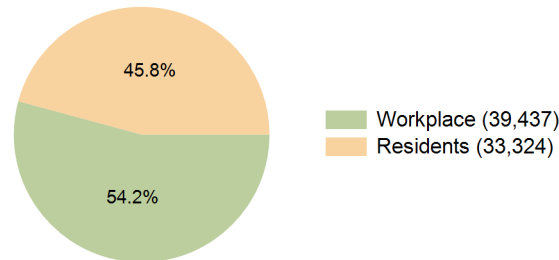
2029 Demographic Projections

Projected Population	17,381	97,476	342,778	77,378
Projected 5 Year Annual Growth Rate (Pop)	0.0%	-0.1%	0.1%	0.0%
Projected Households	7,096	35,532	127,109	28,198
Projected 5 Year Annual Growth Rate (HH)	-0.1%	-0.1%	0.1%	-0.1%

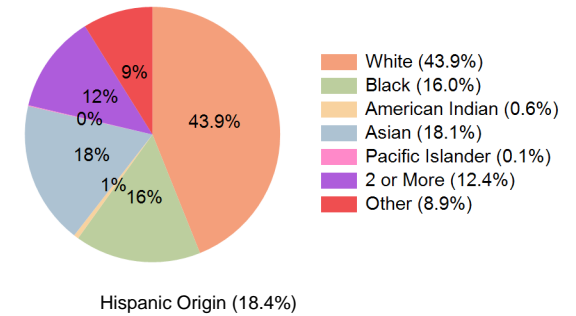
Education (10 Minute Drive)



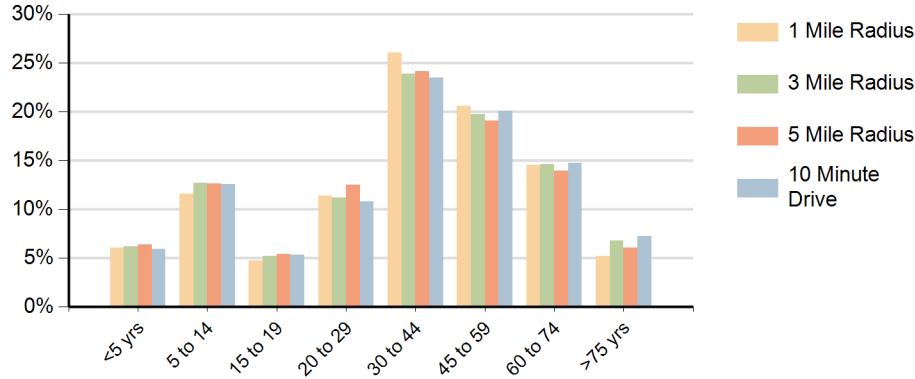
Daytime Population (10 Minute Drive)



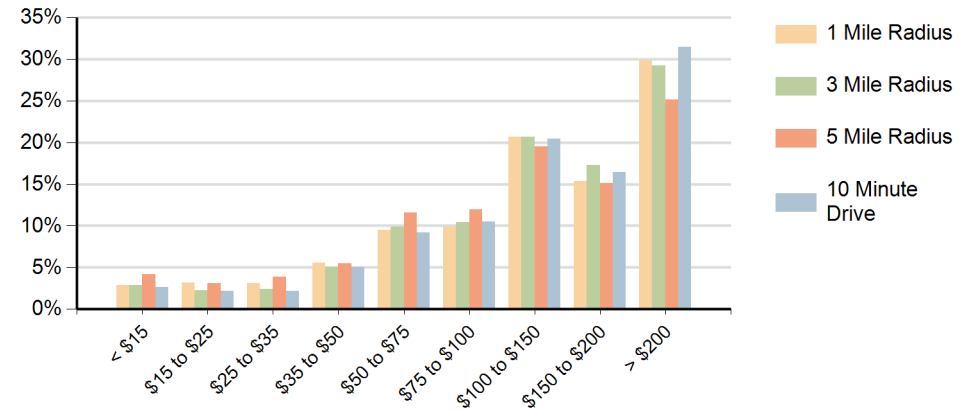
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Festival at Manchester Lakes Franconia, Virginia		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	17,367	97,705	341,784	77,456
	2020 Census Population	17,401	99,375	345,131	78,424
	2010 Census Population	16,633	94,565	326,667	75,214
	Historical Annual Growth 2010 to 2020	0.5%	0.5%	0.6%	0.4%
	Estimated Annual Growth 2020 to 2024	-0.1%	-0.4%	-0.2%	-0.3%
	Projected Annual Growth 2024 to 2029	0.0%	-0.1%	0.1%	0.0%
Households	Current Estimated Households	7,129	35,753	126,721	28,349
	2020 Census Households	7,238	36,348	128,592	28,828
	2010 Census Households	7,269	35,800	125,228	28,559
	Historical Annual Growth 2010 to 2020	0.0%	0.2%	0.3%	0.1%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.4%	-0.3%	-0.4%
	Projected Annual Growth 2024 to 2029	-0.1%	-0.1%	0.1%	-0.1%
Population per Household		2.4	2.7	2.7	2.7
Race	White	44.6%	41.6%	39.6%	43.9%
	Black or African American	20.9%	16.9%	19.1%	16.0%
	American Indian	0.5%	0.7%	0.7%	0.6%
	Asian	15.7%	17.5%	14.6%	18.1%
	Pacific Islander	0.2%	0.1%	0.1%	0.1%
	2 or More Races	12.6%	12.8%	12.9%	12.4%
	Other Races	5.5%	10.4%	13.0%	8.9%
	Hispanic Origin	14.2%	20.6%	24.0%	18.4%